



FREDERICK COUNTY GOVERNMENT

DIVISION OF PLANNING & PERMITTING
Livable Frederick Planning & Design Office

Jan H. Gardner
County Executive

Steven C. Horn, Division Director
Kimberly Golden Brandt, Director

FREDERICK COUNTY HISTORIC PRESERVATION COMMISSION

STAFF REPORT

September 1, 2021

Address:	9010 Liberty Road, Frederick	Meeting Date:	September 1, 2021
Applicant:	Joe Lubozynski/Frederick Co. Landmarks Foundation	Report Date:	August 16, 2021
Case No.:	COA 21-06	Staff:	Amanda Whitmore
Proposal:	Repairs to north wall		

PROPERTY DESCRIPTION

The Beatty Cramer House is listed on the County Register of Historic Properties (CR # 21-02). The property includes the entire parcel which includes the historic house, a spring house, and a smokehouse. The house was built in two sections, a 1748 timber frame section and a mid-19th century log section. The property is accessed from Liberty Road.

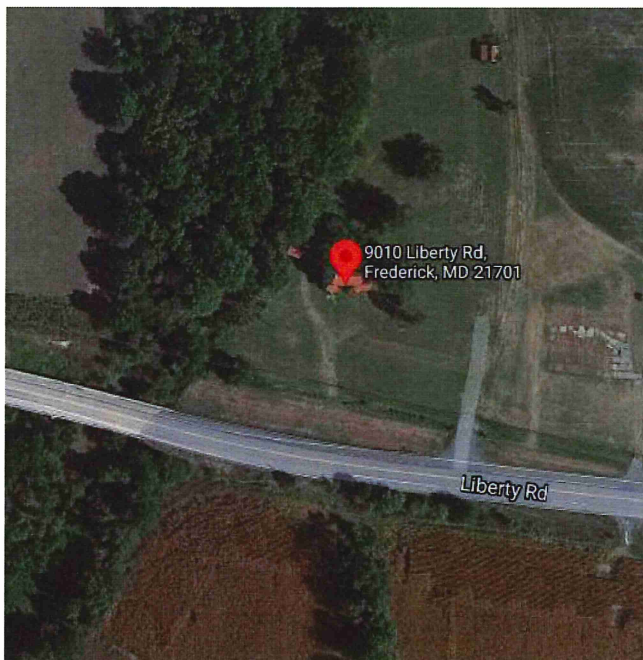


Fig. 1: Subject property.

PROPOSAL

The applicant proposes to repair and stabilize the balloon frame on the north wall of the house which will involve installing a preservative treated sill, sistering bottom studs, straightening and raising a wall, installing plywood sheathing, and salvaging wood siding. Additionally, the applicant proposes to replace the 5" half-round galvanized gutters with 5" half-round aluminum gutters and install downspouts at the ends of the gutters.



Fig. 2: North wall of house

APPLICABLE GUIDELINES

When reviewing alterations to a designated County Register property several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Frederick County Historic Preservation Code: Chapter 1-23*, the *Frederick County Register of Historic Places Design Guidelines (Guidelines)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Frederick County Code: Chapter 1-23-7B

- (1) In reviewing applications, the Commission shall give consideration to the historic, archeological, or architectural significance of the landmark, site, or structure and

its relationship to the historic, archeological, or architectural significance of the surrounding area; the relationship of the exterior architectural features of a landmark or structure to the remainder of the landmark or structure and to the surrounding area; the general compatibility of proposed exterior design, scale, proportion, arrangement, texture, and materials to the landmark, site, or structure and to the surrounding area; and any other factors including aesthetic factors which the Commission deems to be pertinent.

- (2) The Commission shall consider only exterior features of a landmark or structure and shall not consider any interior arrangements.
- (3) The Commission shall not disapprove an application except with respect to the several factors specified in paragraph (1) above.
- (4) The Commission shall be strict in its judgment of plans for sites or structures determined by research to be of historic, archeological, or architectural significance. The Commission shall be lenient in its judgment of plans for sites or structures of little historic, archeological, or architectural significance, or of plans involving new construction, unless in the Commission's judgment such plans would seriously impair the historic, archeological, or architectural significance of surrounding sites or structures. The Commission is not required to limit construction, reconstruction, or alteration to the architectural style of any one (1) period.

Frederick County Register of Historic Places Design Guidelines

The *Guidelines* contain a Roofs section (Chapter 4-B) and an Exterior Walls section (Chapter 4-E) that should be referred to when reviewing this COA application. This section of the guidelines provides the following guidance:

Gutters and Downspouts (Ch. 4-B.2): When edge-mounted gutters are beyond repair and must be replaced, care should be taken to select a shape that is historically appropriate to the building. Half-round gutters in galvanized steel or copper are typically more stylistically appropriate on historic buildings. Smooth round or rectangular downspouts are preferred for historic buildings over the ribbed type.

Wall and Foundation System Overview (Ch. 4-E.1): Exterior walls are both aesthetically and structurally important to a building. The walls carry the weight of the roof and floors down to the building foundation. Wood walls have a wood structural frame and are finished with an exterior cladding material, most typically wood boards.

Wood Siding (Ch. 4-E.2): Wood siding is a character-defining feature of a building and should not be removed or replaced with a different style.

Secretary of the Interior's Standards for Rehabilitation

The *Standards* define rehabilitation as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions

or features, which convey its historical, cultural, or architectural values.” The *Standards* that are most applicable to the application before the Commission are as follows:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

STAFF DISCUSSION

The applicant proposes to make repairs to the balloon frame on the north by installing a preservative treated sill, sistering bottom studs, straightening and raising a wall, installing plywood sheathing, and salvaging wood siding. Additionally, 5” half-round aluminum gutters and downspouts will be installed on the north wall.

The Beatty Cramer House was built in two sections. The timber frame section was built in 1748 and a mid-19th century log section was added to the west. Asbestos shingle siding covers the building with wooden clapboards underneath. The applicant states that the balloon frame was most likely added in the first half of the twentieth century. Deterioration at the bottom of the wall resulted in a repair about the mid-twentieth century. Since then, the sill and bottom end of the studs have continued to deteriorate. Additionally, the applicant states in the application that the settlement of the wall has changed the pitch of the roof at the eaves. Finally, the galvanized gutters are rusted and need replaced.

The applicant proposes to install 2x6 preservative treated yellow pine for the double sill and the sister studs. The sill will be fastened to the concrete foundation with stainless steel concrete screws and will be compatible with preservative treated wood. Prior to the wall repair, the lower four feet of the east two-thirds of the clapboards will be removed and salvaged. Once the wall has been repaired and straightened, the salvaged clapboards will be rehung and the existing plywood will be replaced with smooth exterior grade plywood. All new exposed wood will be painted with linseed oil paint.



Fig. 3: North wall showing settlement at the eaves

Due to the degradation of the sill and studs to the north wall, and that it is causing the wall to settle, Staff finds that replacing the deteriorated and missing sill, sistering of the studs, straightening the wall, and re-hanging the salvaged wood cladding will not adversely impact the historic character of the structure and recommends approval under 1-23-7. Additionally, Staff finds that this project will retain and preserve the historic character of the property and its distinctive features and that the exterior alterations will not destroy historic materials that characterize the property. Staff further finds that the project is appropriate under the Guidelines and Standards #2, #5, and #9.

The in-kind replacement of the existing downspouts and half-round gutters with new downspouts and half-round gutters is considered a maintenance activity per the Commission's Rules of Procedure Section 14. However, the applicant proposes to change the material from galvanized steel to aluminum but keep the existing shape and profile. Aluminum gutters have the advantage of lower maintenance and do not rust. However, they are more susceptible to dents and bending. While the Guidelines indicate galvanized steel or copper are typically more stylistically appropriate, Staff finds that aluminum half-round gutters and downspouts may be acceptable in this case since they will be located on the rear of the property. The aluminum gutters and downspouts must be finished with a color that matches the material to which they are attached and must not be a light-weight aluminum. With these conditions, Staff finds the replacement of the galvanized downspouts and half-round gutters with aluminum on the north elevation to not adversely impact the historic character of the structure and that the project is appropriate under the Guidelines and Standards #2, #6, and #9. Staff recommends approval under 1-23-7.

Finally, it should be noted that the property has a Maryland Historical Trust preservation easement and this work was approved by their easement committee per a letter dated August 9, 2021.

STAFF RECOMMENDATION

Staff recommends the Commission **approve** COA #21-06 under the criteria for Application Review in Chapter 1-23-7 having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character to the landmark and the surrounding area and with the *Secretary of the Interior's Standards for Rehabilitation* #2, #5, #6, and #9. Included with the approval is the general condition that the applicant will notify the Historic Preservation Planner if they propose to make any alterations to the approved plans.

Certificate of Appropriateness Application

Frederick County Historic Preservation Commission

Building Permit # (if applies): _____	<i>For Office Use Only</i> Certificate Application #: <u>COA 21-06</u> CR#: <u>21-02</u>
HPC Hearing Date: <u>9</u> / <u>1</u> / <u>2021</u>	Application Accepted as Complete: <u>8</u> / <u>13</u> / <u>2021</u>
HPC Decision:	
Granted: _____	
Rejected: _____	
Deferred for Information/Consultation: _____	

Please print or type. Applications must be received 4 weeks prior to the scheduled HPC meeting.

1. APPLICANT

Name: Joe Lubozynski
Address: 634 Trail Avenue, Frederick, Md 21701
Home/Cell Phone: 240-357-4005 Work/Other Daytime Phone: _____
Email: jlubozynski@yahoo.com
Owner Name and Address (if other than applicant): Frederick County Landmarks Foundation, Inc.
1110 Rosemont Avenue, Frederick, MD 21701

2. HISTORIC PROPERTY

Name (as listed in Frederick Co. Register of Historic Places): Beatty-Cramer House CR#21-02
Street Address: 9010 Liberty Road, Frederick, MD 21701
Tax Map & Parcel Number: 0058/0021

3. TYPE OF CHANGE (check all that apply)

<input type="checkbox"/> Alteration	<input type="checkbox"/> Excavation	<input checked="" type="checkbox"/> Repair	<input type="checkbox"/> Grading	<input type="checkbox"/> Addition
<input type="checkbox"/> Moving	<input type="checkbox"/> New Construction	<input type="checkbox"/> Demolition	<input type="checkbox"/> Sign	<input type="checkbox"/> Other

4. WORK BEING PERFORMED BY:

Architect: _____
Engineer: _____
Building Contractor/Other: Contract to be determined, bids are due August 20, 2021

5. REQUIRED ATTACHMENTS TO THIS APPLICATION:

<input checked="" type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Elevation	<input checked="" type="checkbox"/> Detail Drawing(s) or Sketch(es)
<input type="checkbox"/> Materials Sample(s)	<input type="checkbox"/> Photographs (4x6 or larger)	<input type="checkbox"/> Other

(Please discuss appropriate photographs/materials with Historic Preservation Planner prior to application submission)

6. FOR PROPERTIES UNDER EASEMENT FROM A HISTORIC PRESERVATION ORGANIZATION:

Please provide written approval of requested change from easement holder.

7. A. I plan to apply for a Federal tax credit for this project:

☐ Yes ☐ No

B. I plan to apply for a State tax credit for this project:

☐ Yes ☐ No

C. I plan to apply for a Frederick County Property tax credit for this project:

☐ Yes ☐ No

D. I have been awarded a Frederick County Rural Historic Preservation Grant for this project:

☐ Yes ☐ No

8. I have applied for another Frederick County permit, approval, or license regarding this property:

☐ Yes ☐ No

9. DESCRIPTION OF PROPOSED WORK: (attach extra sheets as needed)

Repair and stabilize balloon frame north wall. Install preservative treated sill, sister studs, install plywood sheathing, repair wood siding. Attachments: Beatty-Cramer Scope of Work 080321, Beatty-Cramer House photos 2019, Beatty-Cramer House Drawings Phase I 060721, FCLF Beatty-Cramer Plat 0058-0167.

10. POSTING OF PROPERTY:

Placards will be provided by the Planning & Permitting Department and must be placed in full view near the principal public road(s) bordering the property for 14 days prior to the scheduled date of the public hearing before the Historic Preservation Commission. Placards should be reasonably weatherproofed and on a stiff backing. Applicants are responsible for the installation and maintenance of the placards unless other accommodations have been made with HPC Staff.

11. PLEASE READ AND INITIAL THE FOLLOWING STATEMENTS:

no I am the owner of this property, or

yes I am acting on behalf of the owner(s) of this property and have attached a letter from the owner(s) indicating their knowledge of this application.

yes The information on this application represents an accurate description of the proposed work. I have omitted nothing that might affect the decision of the Historic Preservation Commission.

yes I understand that the approval of this application by the Frederick County Historic Preservation Commission does not constitute approval of other required federal, state, or local permit applications.

yes

_____ I agree to supply two additional photographs of appropriate representative views of the proposed work when
yes the job is completed.

_____ I will attend (or send a representative to attend) the public meeting for this application before the Historic
yes Preservation Commission.

_____ I understand that issuance of a Certificate of Appropriateness is not an authorization to begin work.

yes _____ I agree or am authorized by the property owner to grant County officials the right to enter onto the property
_____ for the purpose of inspecting the work permitted.

Joe Lubozynski

August 3, 2021

Signature of Owner/Applicant

Date

SCOPE OF WORK

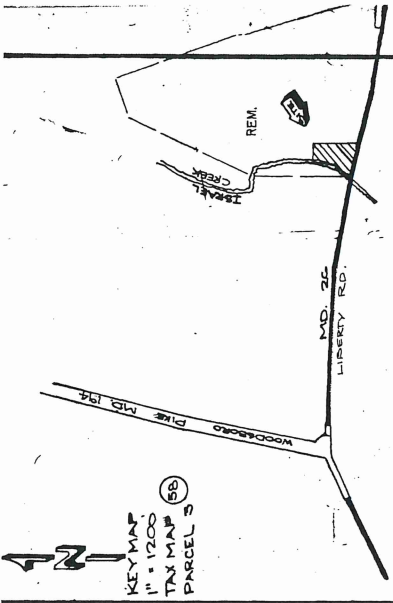
Balloon Frame Wall

- Remove and salvage clapboards at lower four feet of the east two thirds of the wall.
- Remove and discard plywood.
- Replace deteriorated and missing sill, sister bottom of studs, straighten and raise wall, re-hang salvaged wood cladding, sheath the remainder of the wall with exterior grade smooth plywood. Install two 4'x4' hinged panels, locations to be determined by Landmarks and MHT. Each panel to have three 6" T-hinges.
- Use 2x6 preservative treated yellow pine for double sill and for sister studs.
- Sister studs should be a minimum of 8 feet long. Fasten the sister studs with framing screws.
- Fasten the new sill to the concrete foundation with stainless steel concrete screws.
- Fasteners shall be compatible with preservative treated wood.
- Paint all new wood exposed to the weather, with Viking linseed oil paint, or equal
- Apply one coat of linseed oil primer with 10% zinc white and two coats of paint.

Gutters

- Replace the 5" half round galvanized gutters on the back of the house with factory painted white, 5" half round aluminum gutters. Provide one downspout at each end of the long gutter and one downspout at the west end of the short gutter.

NOTE.: BEING CREATED FOR REAL ESTATE TRANSFERS UNDER THE CONDITION THAT THE LAND USE IS NOT SIGNIFICANTLY CHANGED AND / OR INTENSIFIED FOR AT LEAST FIVE YEARS FOLLOWING THE DATE OF PLAT RECORDATION AND IN ACCORDANCE WITH SIGNED FOREST RESOURCE ORDINANCE (FRO) DECLARATION OF INTENT , THESE LOTS ARE EXEMPT FROM THE FRO.



OWNER'S DEDICATION & CERTIFICATION

I/WE, THE ESALAKE CONSTRUCTION COMPANY, INC., OWNERS OF THE PROPERTY SHOWN & DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAN BY THE PLANNING COMMISSION ESTABLISH THE MINIMUM BUILDING REGULATION LINES AND DEDICATE THE STREETS, WALKWAYS, AND OTHER EASEMENTS TO PUBLIC USE UNLESS OTHERWISE NOTED ON THIS PLAN. I/WE, CERTIFY THERE ARE NO SUITS, ACTIONS OF LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS, OR RIGHTS OF WAY AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION, EXCEPT AS HEREIN INDICATED, AND THAT THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND, REAL PROPERTY BOOK, TITLE 3, SUB-TITLE 1, SECTION 3-10B, 1974 EDITION, AND THE REQUIREMENTS OF THE FREDERICK COUNTY CODE, SECTION 1-16-10B, 1979 EDITION AS ENACTED OR AMENDED SO FAR AS IT MAY CONCERN THE MAKING OF THIS PLAN AND THE SETTING OF MONUMENTS & MARKERS HAVE BEEN COMPLIED WITH.

D. J. Bender

	DATE
Dismissed at 10 ⁰⁰ AM	-
School bus and survivors to leave me this 18 th day of June.	-
The Government Commission 4/14/60	-

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE & BELIEF, IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY STALEY V. SANNER, AND RUSY S. SANNER, HIS WIFE, UNTO THE BLAKE CONSTRUCTION COMPANY, INCORPORATED, BY DEED DATED THE 21ST DAY OF JULY, 1986, AND RECORDED AMONG THE LAND RECORDS OF FREDERICK COUNTY IN LIBER 1354 / 556, AND THAT THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND, REAL PROPERTY BOOK TITLE 3, SUBTITLE 1, SECTION 3-108, 1974 EDITION & THE REQUIREMENTS OF THE FREDERICK COUNTY CODE, SECTION 1-16-108, 1974 EDITION, AS ENACTED OR AMENDED \$O FAR AS IT MAY CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MONUMENTS & MARKERS HAVE BEEN COMPLIED WITH.

5/17/96 Robert F. Gauss #9693
DATE ROBERT F. GAUSS R.P.L.S. #9693

SURVEY & PLAT BY
ROBERT F. GAUSS & ASSOC.

PROFESSIONAL LAND SURVEYORS
601 W. MAIN ST. EMMITSBURG, MD.

21727
301-447-2222

"HISTORIC PRESERVATION LOT"

BEATTY-KRAMER

SITUATED ON
LIBERTY RD. (MD. RT. 26)
MT. PLEASANT ELECTION DISTRICT #13
FREDERICK COUNTY, MARYLAND

DATE: 12 DEC. 89

PLAT No. 58 P. 3

SCALE: 1 = 100

TOTAL NO OF LOTS = 1
SOIL TYPE: HAERSTOWN (NOT RESTRICTED)
ZONING: "A" (AGRICULTURAL)
& "RC" (RESOURCE CONSERVATION)
VERTICAL DATUM ASSUMED: FIELD RUN
CONTOUR INTERVALS = 2'

NOTE : SURVEY PERFORMED AND PLAT PREPARED WITHOUT BENEFIT OF TITLE REPORT , NONE FURNISHED.

NOTE: SECTION 1-19-456 OF ZONING ORDINANCE IS BASIS OF THIS PLAT

NOTE: THIS PLAT IS IN COMPLIANCE
WITH PROVISIONS OF SEC. 1-19-456
IN PARTICULAR EASEMENT TO
MARYLAND HISTORIC TRUST

NO ROAD GUARANTEE NEEDED
C: Dnd Cuy to 2896

COORDINATES		
STA	NORTH	EAST
46	5060.783	4810.913
59	5431.701	5215.545
48	5231.374	4952.995
49	5416.627	4495.160
60	4939.594	5228.842
68	5420.211	5047.558
69	5047.823	4864.369

OWNERS:
BLAKE CONSTRUCTION CO. INC.

NOTE: THE APPROVAL OF THIS SUBDIVISION DOES NOT GUARANTEE AN ADEQUATE OR POTABLE WATER WELL SUPPLY FOR THESE LOTS.

NOTE: THERE ARE NO WELLS OR SEPTICS, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, BELIEF, WITHIN 100' OF LOT UNES.

NOTES:

NOTES:

1) THE FREDERICK COUNTY HEALTH DEPARTMENT RESERVES THE RIGHT TO REQUIRE THAT WATER WELLS BE DRILLED AND A WELL COMPLETION CERTIFICATE BE SUBMITTED BY THE DRILLER WHICH INDICATES A WATER YIELD AMPLIE FOR DOMESTIC PURPOSES PRIOR TO HEALTH DEPARTMENT APPROVAL OF BUILDING & SEWER PERMITS.

2) THERE MUST BE GRAVITY FLOW OF SEWERAGE FROM THE HOUSE LOCATION TO THE ENTIRE SEPTIC AREA.

3) NO BUILDINGS, EASEMENTS, RIGHTS OF WAY, WELLS, OR PERMANENT OR PHYSICAL OBJECTS (MAN MADE STRUCTURES) ARE ALLOWED IN THE SEPTIC AREA.

4) A 6' WIDE DRAINAGE AND UTILITY EASEMENT IS RESERVED ALONG ALL LOT LINES.

SYMBOLS — ◆

Δ = CONC. MON. SET
○ = PRO. WELL

MINIMUM BUILDING

RESTRICTION LINES.
FRONT - AS SHOWN

REAR - 30' - 50'

53015 - 01-05

REVISIONS

13 SEPT. 95
3 JAN. 96
1 MAR. 96

29 MAY 96

THE OWNERS HAVE

~~SWORN TO AND
DESCRIBED BEFORE~~

THIS DAY 19

—

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

NOT A KEY PUBLIC

Frederick County Landmarks Foundation, Inc.
Beatty-Cramer House Photos



Beatty-Cramer House northwest view, 2019.

Frederick County Landmarks Foundation, Inc.
Beatty-Cramer House Photos



Beatty-Cramer House southwest view, 2019. The porch and balcony on the right previously extended along the entire length of the house. Where the porch and balcony were removed the balloon frame wall covers the north wall of the original timber frame house. The balloon frame wall was constructed, most likely, in the first half of the twentieth century, after the standing seam roofing was installed. Later, deterioration at the bottom of the wall resulted in a repair about the mid-twentieth century. Since then, the sill and bottom end of the studs have continued to deteriorate. Settlement of the wall has noticeably changed the pitch of the roof at the eaves.

Frederick County Landmarks Foundation, Inc.
Beatty-Cramer House Photos



Beatty-Cramer House south view of north wall, 2019. The standing seam roofing extends to the drip edge above the balcony. Where the balcony is missing the standing seam roofing stops about 18 inches above the drip edge. There is a strip of flat seam metal roofing along the eaves that was installed when the balloon frame wall was built. Settlement of the balloon frame wall has strained the join between the flat seam roofing and the standing seam roofing, causing the roof to leak.

Frederick County Landmarks Foundation, Inc.
Beatty-Cramer House Photos



Beatty-Cramer House north wall, detail showing bottom of gutter rusted through.

Frederick County Landmarks Foundation, Inc.
Beatty-Cramer House Photos



Beatty-Cramer House gutter on north porch.



Beatty-Cramer House north wall, showing settlement at the eaves.